

RESOLUTION
OF
THE BOSTON REDEVELOPMENT AUTHORITY

RE: Designation of Redeveloper for Re-use Parcels 47 and 56
in the South End Urban Renewal Area and Related Matters.

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project, and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal laws, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin, and

WHEREAS, the New England Nuclear Corporation, a Massachusetts corporation of 575 Albany Street, Boston, Massachusetts, is the owner of all of the land in Re-use Parcels 47 and 56 located in the Project Area and designated on a map entitled "Reuse Parcels" contained in the Urban Renewal Plan for said project area, excepting Parcels 2 and 3, Block 565 of the Assessor's Plan, and

WHEREAS, on December 16, 1966, this Board authorized the Development Administrator to conduct preliminary negotiations with said Corporation concerning development by it of said Re-use Parcels.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

- (1) New England Nuclear Corporation is hereby designated as redeveloper of South End Reuse Parcels 47 and 56 subject to publication of the Notice for Public Disclosure,
- (2) The Development Administrator is hereby authorized:
 - (a) to enter into a Disposition Agreement substantially in the Authority's usual form with New England Nuclear Corporation providing for (i) the conveyance to said corporation of such portions of South End Parcels 47 and 56 as it does not own, at a price to be based on two reuse appraisals and approved by Federal authorities, (ii) the submission of development plans for all of Parcels 47 and 56 for design review and approval by the Authority, and containing such other further terms and conditions as the Development Administrator deems proper and in the best interest of the Authority;
 - (b) to execute and deliver a deed pursuant to said Agreement, a copy of which Agreement or Deed if a certificate of this Resolution is attached, shall conclusively be deemed authorized by this Resolution and by the Development Administrator deemed proper and in the best interest of the Authority;
- (3) Acquisition by the Authority of Parcels 2 and 3, Block 565, shall be advanced to June, 1967.
- (4) The Pre-Preliminary Plans of New England Nuclear Corporation submitted with the Development Administrator's memorandum of even date with this Resolution are hereby approved.

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

DATE: March 2, 1967

SUBJECT: SOUTH END PROJECT (MASS. R-56)
DESIGNATION OF REDEVELOPER FOR RE-USE PARCELS
47 AND 56 IN THE SOUTH END, AND RELATED MATTERS.

Board Action Requested: Designate New England Nuclear Corporation as redeveloper of Parcels 47 and 56; authorize the Development Administrator to enter into Disposition Agreement and to deliver deed; amend acquisition staging plan to permit acquisition of a portion of Parcel 56 in June, 1967; approve pre-preliminary plans.

New England Nuclear Corporation, 575 Albany Street, is engaged in bio-chemical analysis of radio-active isotopes. Most of its work is done for the National Institute of Health. Boston is its principal location; there is a branch in Frankfurt, Germany. The firm was started ten years ago by two former directors of Tracer Laboratories on Route 128. The corporation employs 180 people in its South End location, eighteen of whom are Ph.D's.

On December 16, 1966, the Board authorized the Development Administrator to negotiate with Nuclear concerning acquisition by it of such portions of Parcel 56 as it does not presently own, and its development of Parcels 47 and 56. Pre-preliminary plans have now been received and are submitted herewith, with the approval of the BRA design staff.

The Corporation presently owns all of the land comprising Re-use Parcel 47 (18,000 square feet of vacant land now used by Nuclear for parking) and all of the land in Parcel 56 (19,000 square feet containing several vacant brick structures) excepting two small parcels totaling approximately 7,000 square feet. The South End Plan provides that the owner of fifty percent (50%) or more of a re-use parcel shall be favored in the selection of the redeveloper of the whole parcel, provided that the requirements ordinarily imposed on a redeveloper are met.

The Corporation is anxious to begin development, has supplied the necessary public disclosure forms and financial data, and appears well able to carry out its proposal. It is recommended that the Board:

1. Designate New England Nuclear as redeveloper for Parcels 47 and 56.
2. Authorize the Development Administrator to execute a disposition agreement covering the portions of Parcel 56 which Nuclear does not already own and providing that (i) such portions of parcels 47 and 56 as it does now own will not be acquired by the Authority pursuant to the South End Urban Renewal Plan, and (ii) development plans will be submitted for design review and approval by the Authority.
3. Advance the acquisition date for Parcels 2 and 3, block 565 (the 7,000 square feet of Parcel 56 which Nuclear does not already own) from Stage 3(b) to June, 1967.
4. Approve the pre-preliminary plans for New England Nuclear Corporation's proposed development which are submitted herewith.